



# Federal Emergency Management Agency

Washington, D.C. 20472

The Honorable Greg Ross  
Mayor, City of Cooper City  
P.O. Box 290910  
9090 Southwest 50th Place  
Cooper City, FL 33328

Case No: 06-04-BA88V  
Community: City of Cooper City, FL  
Community No.: 120032  
Effective Date: August 19, 2014  
LOMC-VALID

Dear Mayor Ross:

**AUG 18 2014**

This letter revalidates the determinations for properties and/or structures in the referenced community as described in the Letters of Map Change (LOMCs) previously issued by the Department of Homeland Security's Federal Emergency Management Agency (FEMA) on the dates listed on the enclosed table. As of the effective date shown above, these LOMCs will revise the effective National Flood Insurance Program (NFIP) map dated August 18, 2014 for the referenced community, and will remain in effect until superseded by a revision to the NFIP map panel on which the property is located. The FEMA case number, property identifier, NFIP map panel number, and current flood insurance zone for the revalidated LOMCs are listed on the enclosed table.

Because these LOMCs will not be printed or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this new data. We encourage you to disseminate the information reflected by this letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

For information relating to LOMCs not listed on the enclosed table or to obtain copies of previously issued LOMR-Fs and LOMAs, if needed, please contact our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627).

Sincerely,

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

Enclosure

cc: Community Map Repository  
Matthew J. Wood, Floodplain Administrator, City of Cooper City

**REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF COOPER CITY, FL**  
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**August 19, 2014**

<b>Case No.</b>	<b>Date Issued</b>	<b>Identifier</b>	<b>Map Panel No.</b>	<b>Zone</b>
02-04-2662A	03/13/2002	COOPER CITY COMMERCE CENTER, TRACTS A, B, & C - S.W. 53RD STREET	12011C0545H	X
02-04-7704A	08/23/2002	LOT B22, EMBASSY LAKES PHASE II - 11121 MINNEAPOLIS DRIVE	12011C0545H	X
04-04-2126A	01/29/2004	PARCEL S, EMBASSY LAKES PHASE III - 2501-2721 NORTH HIATUS ROAD	12011C0545H	X
04-04-4418A	05/03/2004	LOT 9, BLOCK 18, STONEBRIDGE- PHASE ONE - 3602	12011C0545H	X
04-04-5908A	06/17/2004	BUILDINGS 1-44, CAMELOT GARDENS, TRACT J, ROCK CREEK PHASE TWO	12011C0545H	X
04-04-6658X	07/06/2004	CAMELOT LAKES, PHASES I & II - WIMBLEDON DRIVE AND FOREST HILLS DRIVE	12011C0545H	X
04-04-6826A	07/08/2004	PART OF LOTS 19 & 20, EMBASSY LAKES PARCEL O - 2739 BOGOTA AVENUE	12011C0545H	X
04-04-7876A	08/05/2004	LOT 32, EMBASSY LAKES PARCEL "N" - 2653 RIO DE JANEIRO	12011C0545H	X
04-04-A474A	09/01/2004	EMBASSY LAKES PARCEL J, LOT 78 -- 10979 MAINSAIL DRIVE	12011C0545H	X
04-04-8342A	09/09/2004	LOT 3, BLOCK 35, FOREST LAKE - 11257 S.W. 58TH STREET	12011C0545H	X
04-04-8344A	09/09/2004	TRACT A, STONEBRIDGE PH. 1 - TOWNHOUSES OF ROCK CREEK, SECT 1 - 37 CHESTNUT CIR.	12011C0545H	X
04-04-A812A	09/22/2004	FLAMINGO GARDENS PHASE 3, BLOCK 1, LOT 5 -- 11903 SW 48TH COURT	12011C0545H	X
04-04-A695A	10/04/2004	FLAMINGO GARDENS JACARANDA SECTION, BLOCK 27, LOT 8 -- 5527 SW 116TH AVENUE	12011C0545H	X
04-04-A876A	10/13/2004	GUARDIAN ESTATES, BLOCK 8, LOT 16 -- 10458 SW 50TH PLACE	12011C0545H	X
05-04-0401A	12/20/2004	THE ENCLAVE BY TRANSEASTERN II, LOT 4 -- 8964 SW 59TH COURT	12011C0545H	X
05-04-2089A	03/28/2005	STONEBRIDGE, PHASE ONE, BLOCK 7, LOT 11 -- 11907 JENNIFER WAY	12011C0545H	X
05-04-2723A	06/03/2005	ROCK CREEK PHASE TWO, BLOCK 46, LOT 37 -- 2840 AZALEA DRIVE	12011C0545H	X

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05-04-3858A	07/21/2005	STONEBRIDGE PHASE ONE, BLOCK 5, LOT 10 -- 12110 LYMESTONE WAY	12011C0545H	X
05-04-4365A	08/25/2005	EMBASSY LAKES PARCEL F, LOT 7 -- 3270 WASHINGTON LANE	12011C0545H	X
05-04-4799A	10/25/2005	EMBASSY LAKES PHASE III, PARCEL R-1 -- 10830 LIMEBERRY DRIVE	12011C0545H	X
05-04-4951A	10/25/2005	THE TOWNHOUSES OF ROCK CREEK, SECTION ONE, TRACT A, STONEBRIDGE - PHASE ONE	12011C0545H	X
06-04-C416A	10/10/2006	TIMBERLAKE, BLOCK 3, LOT 13 -- 5029 SW 87TH TERRACE	12011C0545H	X
07-04-5118A	08/14/2007	FLAMINGO GARDENS - PHASE 3, BLOCK 1, LOT 8 -- 11805 SW 48TH COURT (FZC)	12011C0545H	X
08-04-0804A	01/10/2008	STONEBRIDGE PHASE 1, BLOCK 3, LOT 12 -- 3915 LYMESTONE DRIVE	12011C0545H	X
08-04-2334A	03/25/2008	COOPER ESTATES, BLOCK 6, SECTION 2, LOT 23 -- 9021 SW 56TH STREET	12011C0545H	X
08-04-3759A	05/30/2008	FLAMINGO GARDENS, PHASE 2, BLOCK 29, LOT 20 -- 5040 SW 119TH AVENUE	12011C0545H	X
08-04-3582A	06/05/2008	EMBASSY LAKES, PARCEL L, LOT 30 -- 2930 OSLO AVENUE	12011C0545H	X
08-04-4502A	07/22/2008	COUNTRYSIDE SHOPS, PARCEL A -- 5986 SOUTH FLAMINGO ROAD	12011C0545H	X
08-04-6820A	11/12/2008	RESTAURANT & BANK, FLAMINGO PLAZA, A PORTION OF PARCEL A-2 -- 4713 & 4725 SOUTH FLAMINGO ROAD -- FZC	12011C0540H	X
09-04-0896A	12/18/2008	STIRLING PALM ESTATES, LOT 52 -- 10237 SW 59TH STREET	12011C0545H	X
09-04-6410A	08/04/2009	COOPER COLONY ESTATES, SECTION ONE, BLOCK 4, LOT 14 -- 4979 SW 90TH WAY	12011C0545H	X
09-04-7378A	10/01/2009	STIRLING PALM ESTATES, LOT 40 -- 10252 SW 59th Street	12011C0545H	X
10-04-1233A	02/16/2010	FLAMINGO LAKES TOWNHOMES, BLOCK 12, LOT 1 -- 12293 LAKE LOOP ROAD	12011C0545H	X

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10-04-2922A	02/16/2010	COUNTRY ADDRESS, BLOCK 2, LOT 8 -- 5800 SW 87TH WAY	12011C0545H	X
10-04-3621A	04/13/2010	GUARDIAN ESTATES, BLOCK 12, LOT 16 -- 10340 SW 53RD STREET	12011C0545H	X
10-04-5430A	06/28/2010	MONTERRA PLAT, PARCEL B -- 8200 NW 39TH STREET	12011C0545H	X
10-04-7097A	09/09/2010	ESTADA AT MONTERRA, LOT 86 -- 3931 NW 87TH AVENUE	12011C0545H	X
10-04-8124A	10/21/2010	GUARDIAN ESTATES, BLOCK 6, LOT 46 -- 5152 104TH AVENUE	12011C0545H	X
11-04-0409A	11/30/2010	ESTADA AT MONTERRA, LOT 125 -- 3761 NW 88TH TERRACE	12011C0545H	X
11-04-4650A	05/03/2011	ESTADA AT MONTERRA, LOT 126 -- 3739 NW 88TH TERRACE	12011C0545H	X
11-04-4620A	05/17/2011	ESTADA AT MONTERRA, LOT 128 -- 8783 NW 37th PLACE	12011C0545H	X
11-04-5863A	07/12/2011	COUNTRY GLEN, BLOCK 4, LOT 14 -- 12913 SPRING LAKE DRIVE	12011C0540H	X
11-04-7992A	10/06/2011	ESTELA ESTATES, LOTS 1-11 (RANCHES AT COOPER CITY) -- SW 50TH STREET	12011C0545H	X
12-04-4114A	04/19/2012	COOPER COLONY ESTATES SECTION ONE, BLOCK 14, LOT 1 -- 5101 SW 92ND TERRACE	12011C0545H	X
12-04-4112A	05/22/2012	COOPER COLONY ESTATES, SECTION ONE, BLOCK 8, LOT 20 -- 5012 SW 91ST TERRACE	12011C0545H	X
12-04-5593A	06/21/2012	COOPER CITY PARK, LOT 8 -- 9041 SW 52ND COURT	12011C0545H	X
12-04-6299A	09/04/2012	COOPER COLONY ESTATES SECTION ONE, BLOCK 3, LOT 16 -- 4972 SW 90TH WAY	12011C0545H	X
13-04-0137A	11/15/2012	COOPER ESTATES SECTION TWO, BLOCK 6, LOT 40 -- 9361 SW 56TH STREET	12011C0545H	X
13-04-4953A	06/11/2013	ROCK CREEK, PHASE TWO, BLOCK 45, LOT 38 -- 12285 GARDEN DRIVE	12011C0545H	X
14-04-0122A	10/10/2013	THE EVERGLADES SUGAR AND LAND CO., SECTION 5, PORTION TRACTS 48 & 49 -- 2800 NORTH PALM AVENUE	12011C0545H	X

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13-04-5498A	10/17/2013	FLAMINGO GARDENS, TAMARIND SECTION, BLOCK 2, LOT 2 -- 11811 SW 52ND STREET	12011C0545H	X
09-04-7595A	8/20/2009	Lot 28, Block 1, Resubdivision of Tract "D" Forest Lake Subdivision - 5927 SW 112th Lane	12011C0545H	X
10-04-3378A	2/26/2010	Lot 3-4, Block 3, Countryside West Subdivision - 5661 SW 99th Lane	12011C0545H	X
10-04-4552A	4/7/2010	Lot 14, Camelot Lakes Phases 5 & 6 Subdivision - 11440 Lakeshore Drive	12011C0545H	X
11-04-0314A	10/18/2010	Rock Creek Phase Two Subdivision - 2864 S. Cambridge Lane	12011C0545H	X
11-04-2148A	1/6/2011	Lot 2, Block 7, Guardian Estates Subdivision - 10461 SW 50th Place	12011C0545H	X
11-04-2954A	2/4/2011	Lot 12, Block 15, Flamingo Gardens Subdivision - 11616 SW 59th Court	12011C0545H	X
11-04-3402A	2/23/2011	Lot B37, Embassy Lakes Phase II Subdivision - 11012 Boston Drive	12011C0545H	X
11-04-4710A	4/18/2011	Lot 16, Block 40/2, Cooper Colony Estates Subdivision - 8860 SW 49th Street	12011C0535H	X
11-04-5494A	4/18/2011	Lot 45, Block E, The Country III Subdivision - 10181 SW 49th Court	12011C0545H	X
11-04-7905A	8/23/2011	Lot 37, Embassy Lakes Parcel N Subdivision - 10330 Buenos Aires Street	12011C0545H	X
12-04-0733A	11/4/2011	Lot 9, Embassy Lakes Subdivision - 10620 Paris Street	12011C0545H	X
12-04-1695A	12/20/2011	Lot 32, Block 43, Rock Creek Phase Two Subdivision - 2865 Albatross Drive	12011C0545H	X
12-04-2403A	1/27/2012	Lot 4, Block 4, Forest Lake Subdivision - 11323 SW 55th Street	12011C0545H	X
12-04-4184A	4/20/2012	Lot 5, Block 24/2-A, Cooper Colony Estates Subdivision - 5225 SW 90th Avenue	12011C0545H	X
12-04-4800A	6/8/2012	Lot 3, Block 7, Guardian Estates Subdivision - 10453 SW 50th Place	12011C0545H	X
12-04-5281A	6/20/2012	Lot 17, Block 8, Guardian Estates Subdivision - 10466 SW 50th PL	12011C0545H	X
13-04-0534A	10/18/2012	Lot 37, Block 1, Forest Lake Subdivision - 11335 SW 58th Court	12011C0545H	X

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14-04-4415A	3/28/2014	Lot 14, Block 18, Flamingo Gardens - Poinciana Section Subdivision - 11633 S.W. 58th Street	12011C0545H	X
14-04-5879A	4/29/2014	Lot 14, Block 30, Flamingo Gardens Phase Two Subdivision - 5031 SW 119th Avenue	12011C0545H	X
14-04-6083A	5/7/2014	Lot B55, Embassy Lakes Subdivision - 4022 Trenton Avenue	12011C0545H	X